

## September 21, 2017

**Public Portion closed at 7:01 P.M.**

1.) Roger and Cindy Stenger

Agent/Contractor: Skoda Construction Inc.

2974 Rockefeller Rd. – **New Home – 31-A-005-A-00-049-0**

Plans received in Building Department 9/5/17

Plans reviewed by Building Department 9/8/17

Plans reviewed by City Engineer 9/1/17

Present: Chris Skoda and Mike Skoda (Skoda Construction)

Owner/Representative Comments:

Color rendering in neutral earth tones was distributed. The picture shows where the Bucks Co. Country Ledge stone will go. The double 4" siding is Wicker color. Roof is Weathered Wood by Timberline. The only thing that will change is that the Board & Batten over the garage will actually be horizontal siding to match the rest of the house.

City Engineer's Comments (DiFranco):

Email dated 9/1/17 from City Engineer DiFranco RE: 2974 Rockefeller Rd. - New Single Family Home.

Board Comments

(Hallum) The picture shows a ledge above the window over the garage. On the drawing it is not shown. *We do not plan to put it on. The original rendering got changed.*

(Smith) The stone is wrapped the way we ask. The windows are wrapped and trimmed.

(Lillich) Has the Lake County Soil & Water approval been done? *Yes, I just need to pick it up.*

**MOTION:** John Lillich moved to approve the plans as submitted for the New Home at 2974 Rockefeller Rd. contingent on receipt of the approval permit from Lake County Soil and Water.

Seconded by Christopher Hallum

Voice Vote: Ayes Unanimous.

**Motion Passes: 4/0**

2.) Bonfanti, MaryAnn, Trustee

Agent/Contractor: Mark Caticchio and Mim Conway

**36851 Rogers Rd. – Greenhouse – 31-A-001-F-00-015-0**

Plans stamped received in Building Department 9/11/17

Plans reviewed by City Engineer 9/14/17

Present: Mark Caticchio (soon-to-be new owner)

Owner/Representative Comments:

- The land owner is not here tonight. They still own the home but have signed a waiver that Mr. Caticchio can start to build the greenhouse if it is approved. He showed the original waiver. Copies are in the Board packets.
- He wants to put up a 22'x80' greenhouse in the backyard. He grows tropical plants and flowers for his landscaping customers. He takes all of the plants and flowers off the property to the customers. No one comes to his house.
- It is a temporary structure with no foundations. It will be about 35 feet from the sideline [location shown]. The greenhouse is in his backyard in Chesterland now.

- It will take him a good month to put it up in the new location. It needs to be ready for the tropics to go back in before weather gets cold.

City Engineer's Comments (DiFranco):

No variances are required. It meets the setback and area requirements. It is a temporary structure but it sounded like Mr. Caticchio plans to keep it up longer than temporary permission. Therefore, it was sent for PCABR review. He already has a purchase agreement to buy the property. He will be the property owner. He needs to move the greenhouse before winter. That is why he wants to get this started.

Board Comments

(Lillich) You do this for your customers? *Yes, I am a landscaper. I grow my own flowers for my customers. I started doing this 20 years ago.* You do not sell to anyone coming to your property?

*No. I grow and take away in the spring time. No one comes to the property. Chesterland approved the greenhouse there but told him he could not put up a stand. He will not put up a stand or sell from his property.*

(Hallum) Have the adjacent property owners been notified about a greenhouse? *It is all woods to the left of me. The neighbor on the right side cannot see the property because it is all wooded. I would see it when I go in the back yard. If they ask me to put bushes around it, I will.*

(Lillich) Do you anticipate that this is large enough to meet your needs in the foreseeable future? This is all I want.

(Hallum) This says 80'x20' but you said 80'x22'. Which is it?  
*It is 22'x80'*

MOTION: John Lillich moved to approve the plans as submitted for the temporary building to be used as a Greenhouse at 36851 Rogers Rd.  
Seconded by Christopher Hallum  
Voice Vote: Ayes Unanimous.  
**Motion Passes: 4/0**

3.) Mark and Kathy Hammond

Agent/Contractor: N/A

**2496 Palmer Dr. – 12'x24' Shed – 31-A-012-F-00-002-0**

Plans stamped received in Building Department 9/12/17

Plans reviewed by City Engineer 9/5/17

Present: Mark and Kathy Hammond

Owner/Representative Comments:

- We plan to put up a 12'x24' pre-fab shed made by Old Hickory Buildings. [Pamphlet with picture shown] It is on skids. They will put down a leveled, 4 inch gravel base. It is delivered by trailer and is slid off on location using the skids.
- The outside will be painted beige with white trim. Shingles will be Weathered Wood to match the house.

City Engineer's Comments (DiFranco):

Email dated 9/5/17 from City Engineer DiFranco RE: 2496 Palmer Rd. – 12'x12' Shed.

Board Comments

(Lillich) The plans show a metal roof but you are going with a shingled roof. *Yes, we will go with shingles.*

(Smith) Will anyone live in there? *No, but we will put screen around the bottom so that critters don't get underneath.*

(Hallum) It is not our requirement that they put shingles on, correct?

(Smith) Some Home Owners' Associations have requirements. They are not in an HOA. This Architectural Board does not require shingles.

(Hallum) A metal roof will probably last longer.

(Hammond) Is that an open option for us? *Yes.*

(Lillich) It is tucked away behind some trees.

(Hammond) On the Agenda, the shed size is 12'x20', not 12'x24'. *That is a typo which will be corrected. The size is correct on the application.*

MOTION: Christopher Hallum moved to approve the plans for the 12'x24' Shed at 2496 Palmer Dr. allowing that the raised seam metal roof may be substituted at their option.

Seconded by John Lillich.

Voice Vote: Ayes Unanimous.

**Motion Passes: 4/0**

4.) Greg Maschak

Agent/Contractor: Storage Buildings

**36802 Beech Hills – Shed – PPN 31-A-009-I-00-007-0**

Plans stamped received in Building Department 9/12/17/17

Plans reviewed by City Engineer 9/12/17

Present: Greg and Janine Maschak

Owner/Representative Comments:

They plan a new 12'x24' shed. The base is already constructed with 10 yards of levelled crushed concrete. Handouts with photos of the house, colors and before and after shed location were distributed. It will have Coastal Sage siding, Weathered Wood color shingles and a single door. The shed will sit in the back between a big hedge and a clump of trees which screen it from the neighbors. It is not visible from the street.

City Engineer's Comments (DiFranco):

- Email dated 9/12/17 from City Engineer DiFranco RE: 36802 Beech Hills – 12'x24' Accessory Structure.

Board Comments

(Smith) Is it a pre-fabricated shed? *Yes. It is coming from Storage Buildings Unlimited. Siding is being added and the bottom will be reinforced.* Thank you for putting together such a complete packet.

MOTION: John Lillich moved to approve the Shed at 36802 Beech Hills as presented.

Seconded by Christopher Hallum

Voice Vote: Ayes Unanimous.

Motion Passes: 4/0

## **PLANNING COMMISSION**

### **Public Portion opened at 7:23 PM**

No Comments

### **Public Portion closed at 7:23 PM**

No Pending Business

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

None

## **MAYOR'S REPORT**

The Building Commissioner was rejected by Council. The building portion of anything structural will go to the Lake County Building Department. Water permits will go to Lake County General Health District. The one page contract for those services is subject to Council approval. We do not get involved with the fees but they are very similar to ours. Lake County just took over Willowick's last year. If we find a Building Commissioner, the contract can be terminated in a two month period. Lake County does this for the villages and any of the cities that want it. They will do the inspections with a 24-hour turnaround. Once the structural is approved, the applicant will take that document to Painesville to get the permit. The City Engineer is doing the Zoning. The legislation and the billing for the City Engineer will need to be approved. The gentleman who has been doing the Building has a full time job in Eastlake. He was getting overwhelmed so we had to do something. We do not want to lose him altogether. There are many ads out for Building Inspectors. They are few and far in between. Willoughby has an ad out right now. For example, we had two applications for part-time Police personnel. After going through the vetting process but both part-timers found complete employment with other agencies. We will keep looking.

Mr. Lillich expressed disappointment that it has come to this. It puts an extra burden of going to Painesville on the residents who want to do an addition and on people coming into the community. This has been done before and the County does not always have the best interests of Willoughby Hills.

## **COUNCIL REPRESENTATIVE'S REPORT (Hallum)**

On behalf of Council, their intention is not to have this permanently outsourced. Another job description will be posted which may draw more qualified applicants to choose from. The rejected applicant indicated that he would move here but he planned to keep his home in Cincinnati. The other applicants who had who met the requirements took jobs elsewhere. Council does not want to rush into finding the right person.

Mr. Lillich stated that we had a good Building Commissioner. It was good to have a Building Commissioner with his knowledge of the City's Code.

Mr. Smith stated that his company sometimes gets resumes for applicants who might fit for the City. The resumes will be forwarded to the City.

## **BUILDING COMMISSIONER'S REPORT**

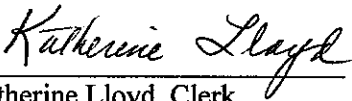
None


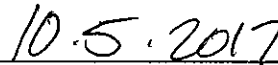
## **CHAIRMAN'S REPORT**

None

MOTION: Christopher Hallum moved to adjourn the meeting.  
Seconded by John Lillich  
Voice Vote: Ayes Unanimous.  
**Motion Passes: 4/0**

Meeting Adjourned at 7:29 P.M.

  
Katherine Lloyd, Clerk

  
Chairman  
  
  
Date Approved